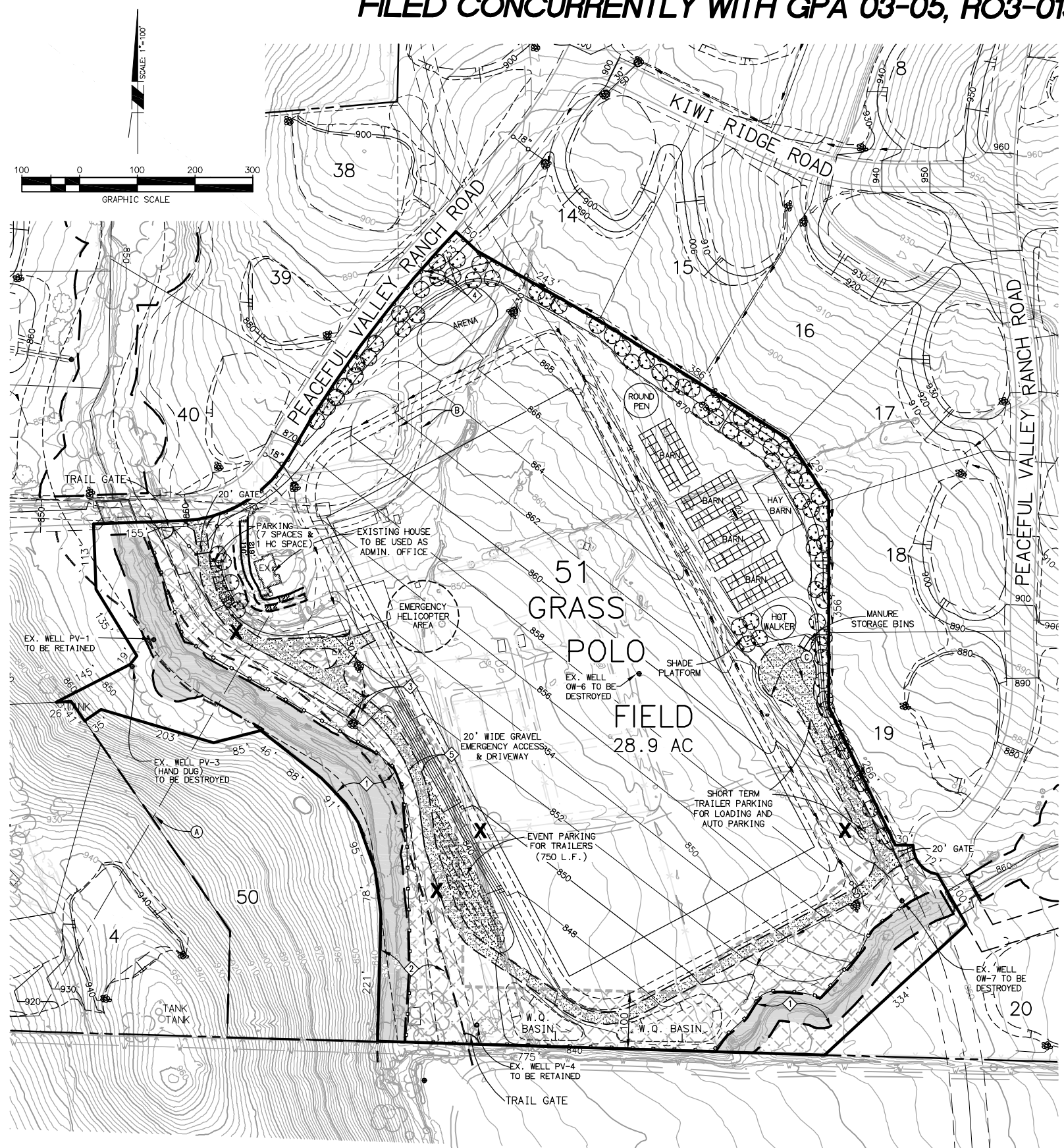


PEACEFUL VALLEY RANCH
MAJOR USE PERMIT FOR EQUESTRIAN/ POLO FIELD
FILED CONCURRENTLY WITH GPA 03-05, RO3-015, LOG NO. 04-19-007, TM 5341 RPL⁵



LEGEND:

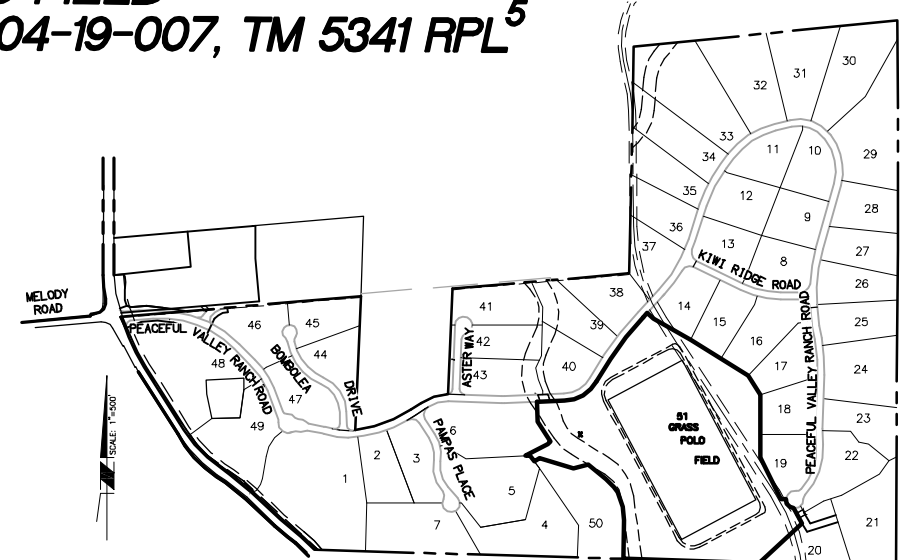
- SUBDIVISION BOUNDARY
- MUP BOUNDARY
- LOT LINE
- EXISTING CONTOUR
- LOT NUMBER
- EXISTING WELL
- EXISTING FLOWAGE EASEMENT
- 100 YEAR FLOOD PLAIN
- BIOLOGICAL EASEMENT WITHIN LOT 51
- LIMITED BUILDING ZONE - 100'
- 4" D.G.
- TREES TO BE REMOVED
- SCHINUS MOLLE (CALIF. PEPPER) 15 GAL.
- TRISTANIA CONFERTA (BRISBANE BOX) 15 GAL.
- GREVILLEA ROBUSTA (SILK OAK) 15 GAL.
- 4' MIN. SPLIT RAIL FENCE
- GATE (GATES REQUIRE KNOX ENTRY SYSTEM TO THE SATISFACTION OF THE FIRE DISTRICT)
- HORSE STABLE (±60'x120')
- HAY BARN (±40'x110')

EASEMENT TABLE

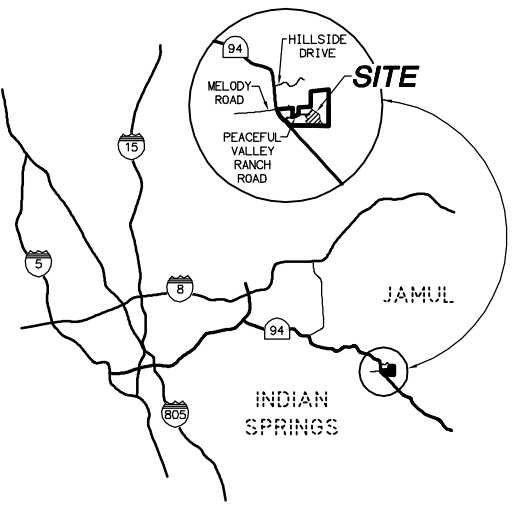
EXISTING EASEMENTS	DISPOSITION
① SD&E UTILITY EASEMENT	TO BE QUITCLAIMED
② 40' WIDE PRIVATE ROAD EASEMENT	A PORTION TO BE QUITCLAIMED
③ R/W FOR SC760	TO BE REMOVED W/GPA 03-05

PROPOSED EASEMENTS

DESCRIPTION
④ BIOLOGICAL EASEMENT
⑤ FLOWAGE EASEMENT
⑥ 20' PRIVATE EQUESTRIAN & PEDESTRIAN EASEMENT-I.O.D.
⑦ 10' PRIVATE EQUESTRIAN & PEDESTRIAN EASEMENT
⑧ 20' EMERGENCY ACCESS EASEMENT



SITE MAP



VICINITY MAP

ASSESSOR'S PARCEL NUMBERS SITE AREA
POR. 597-070-07 28.9 ACRES

NOTES

- SEE EASEMENT TABLE FOR STATUS OF EXISTING AND PROPOSED EASEMENTS.
- EXISTING HOUSE TO BE RETAINED. ALL EXISTING BARN AND OUTBUILDINGS ARE TO BE DEMOLISHED ON LOT 51.
- SEE CONCURRENTLY FILED TM 5341 FOR PROPOSED DESIGN DETAILS.
- ALL IRRIGATION SYSTEMS SHALL BE AUTOMATICALLY CONTROLLED WITH A RAIN SENSING OVERRIDE DEVICE FOR WATER CONSERVATION PURPOSES. POLO FIELD WILL BE IRRIGATED BY AUTOMATIC SPRINKLERS.
- ALL COMMON LANDSCAPED AREAS AND POLO FIELD WILL BE MAINTAINED BY THE OWNER / OPERATOR OF THE SUBJECT PROPERTY.
- ANY PROPOSED PLANTING ADJACENT TO THE BIOLOGICAL EASEMENTS OR THE FLOWAGE EASEMENT SHALL BE NON-INVASIVE AND NATIVE TO THE SURROUNDING AREA.
- ALL MANUFACTURED SLOPES CREATED FOR THIS PROJECT SHALL BE PLANTED AND IRRIGATED PER SECTIONS 87.417 AND 87.418 OF THE COUNTY'S GRADING ORDINANCE.

OWNER/SUBDIVIDER
PEACEFUL VALLEY RANCH, LLC.
14131 HILLSIDE DRIVE
JAMUL, CA 91935

PEACEFUL VALLEY RANCH
REPLACEMENT MUP
PLOT PLAN P04-048
TM 5341RPL5, Log No.04-19-007,
GPA 03-05, RO3-015